

# ±75 AC - For Sale | Residential Land

## Highlights:

- Neighboring the Sun Lakes & Four Seasons master planned communities
- Minutes to the I-10 Freeway
- Zoning allows for 20,000 SF min. lots
- For Sale at \$8,000/acre



Beaumont, California

# Executive Summary

## PROPERTY FACTS

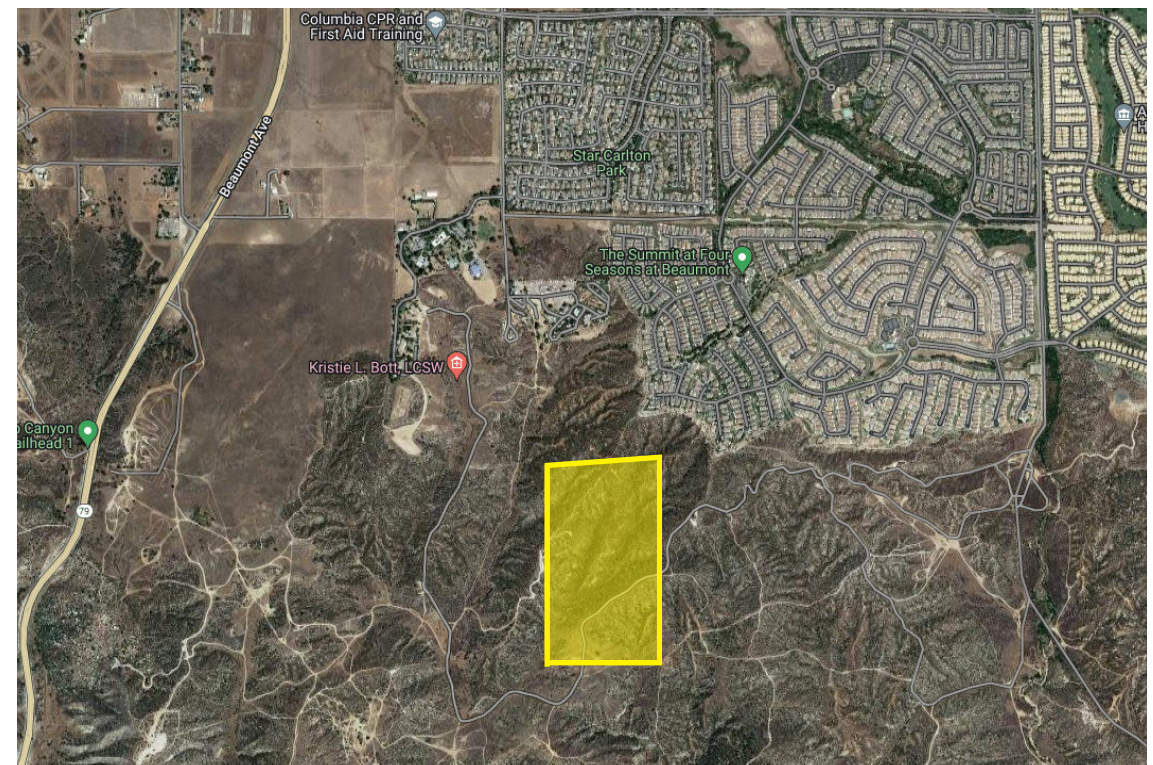
- LOCATION: Beaumont, Riverside County, CA
- TOTAL SITE AREA: ±75 Acres
- APN: 424-140-015
- Zoning: W-2
- PURCHASE PRICE: \$600,000
- PRICE/ACRE: \$8,000

## PROPERTY OVERVIEW

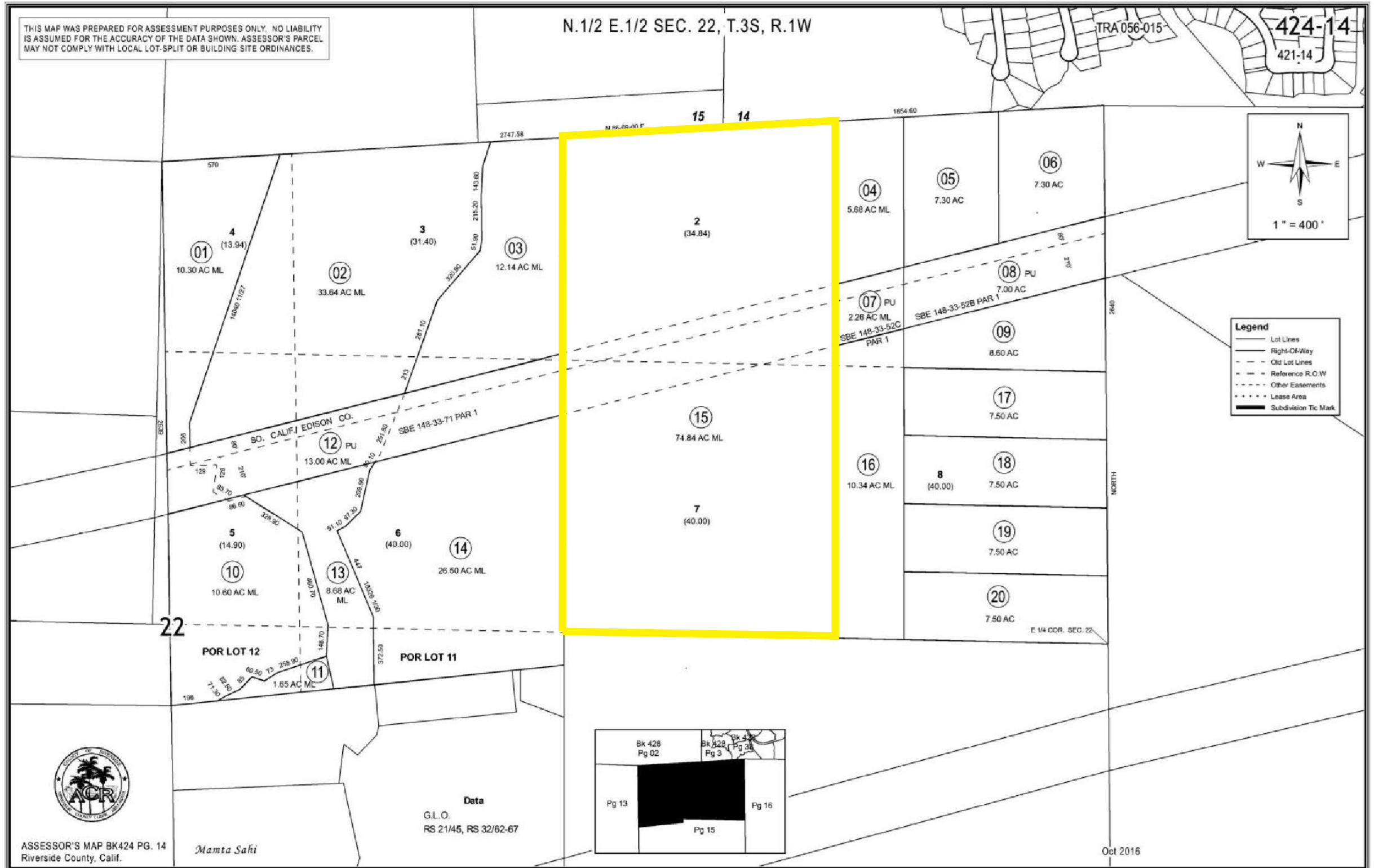
The property consists of one legal parcel totaling approximately 74.84 acres of unimproved land just south of the city limits of Beaumont, CA. The parcel is in a rectangular shape and has gentle to moderate sloping throughout. The site sits about 2.5 miles from the I-10, which provides access to Los Angeles to the west and Palm Spring to the east. Additionally, neighboring the property to the north are the Four Seasons and Sun Lakes master planned communities, which provide a rural community feel while still having easy access to surrounding retail and transportation routes.

## ZONING INFORMATION

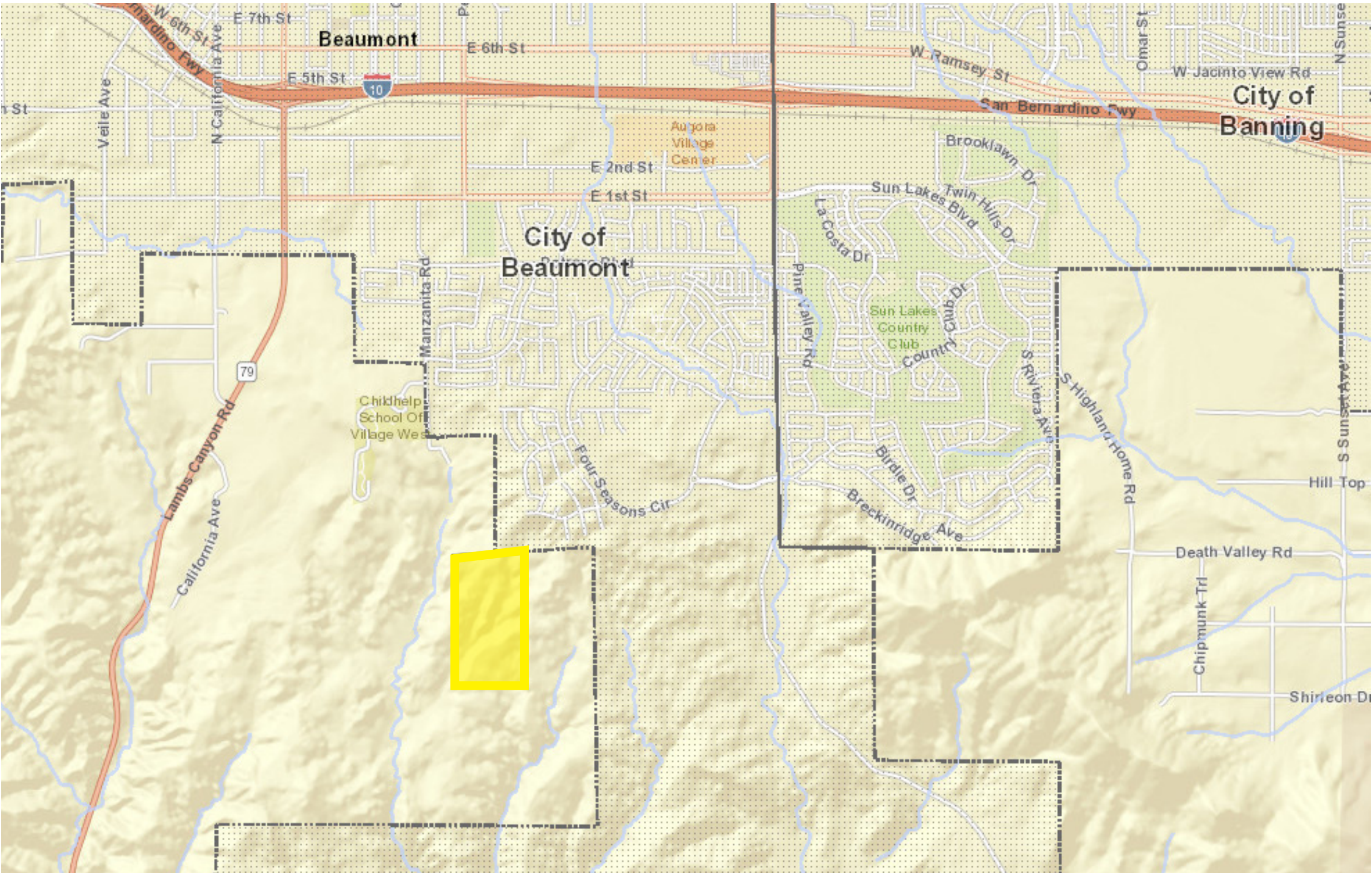
The property is zoned W-2 which allows for half-acre lots, or a minimum of 20,000 square feet. It is currently un-entitled, but could allow for over 100 residential lots with clustering.



# Parcel Map



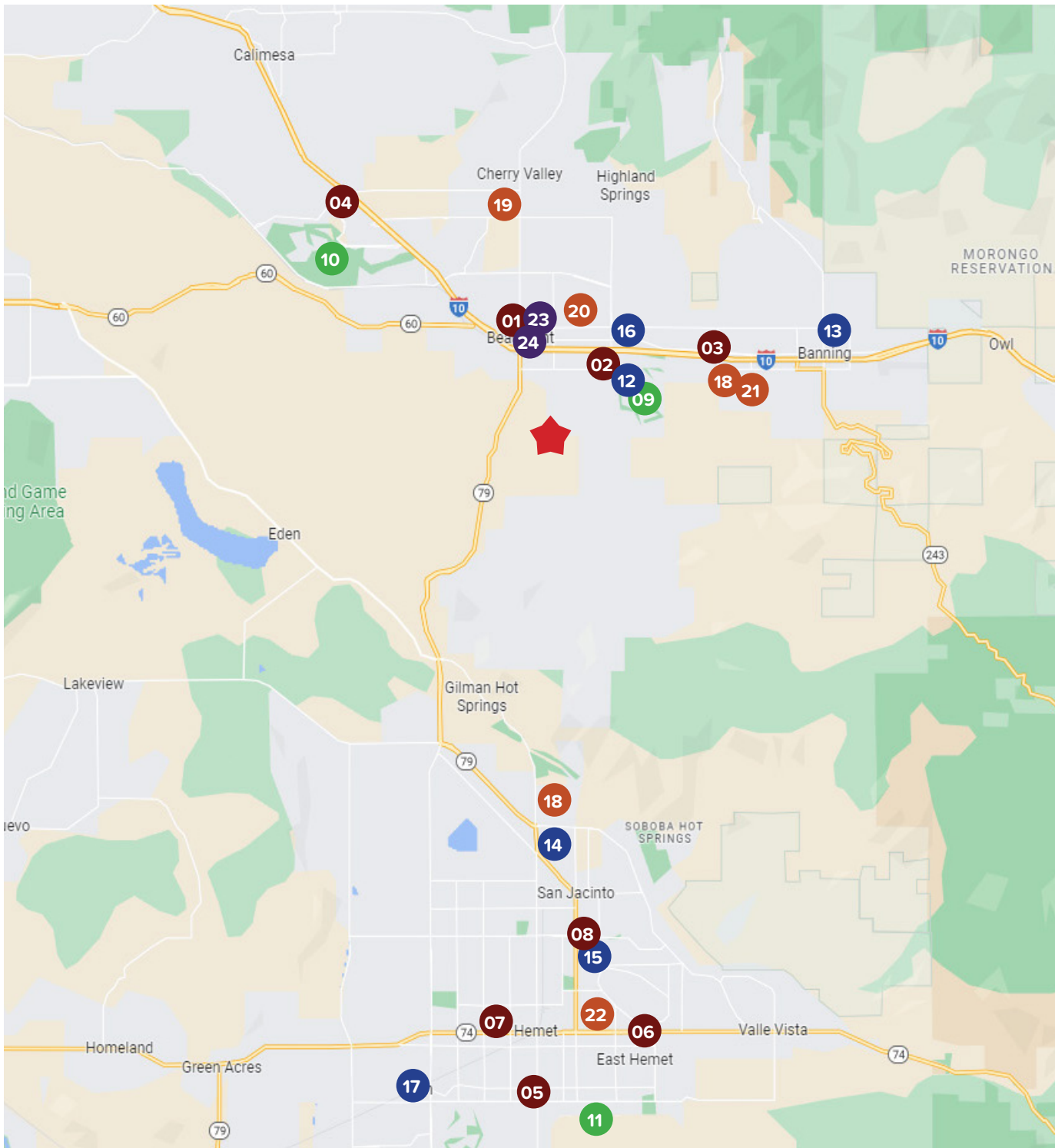
# Aerial Map



# Aerial Map



# Surrounding Retail & Public Works



## SHOPPING CENTERS

- 01 Beaumont Plaza
- 02 Sun Lakes Village
- 03 Stagecoach Plaza
- 04 The Marketplace @ Calimesa
- 05 Diamond Valley Shopping Center
- 06 Hemet Shopping Center
- 07 Hemet Valley Mall
- 08 Walmart Super Center

## EDUCATION

- 18 Mt. San Jacinto College
- 19 Beaumont High School
- 20 Glen View High School
- 21 Banning High School
- 22 RSCS - Hemet

## GOVERNMENT FACILITIES

- 23 City Hall
- 24 Beaumont Water District

## ENTERTAINMENT

- 09 Sun Lakes Country Club
- 10 Morongo Golf Club
- 11 Romona Bowl Amphitheatre

## MEDICAL FACILITIES

- 12 RCMC Medical Center
- 13 Banning Family Care Center
- 14 San Jacinto Health Center
- 15 San Jacinto Urgent Care
- 16 San Gorgonio Memorial Hospital
- 17 Hemet Center for Medical Excellence

# Beaumont, CA

Beaumont is a city located in Riverside County, California. It is situated in the San Geronio Pass near the San Bernardino Mountains. According to the United States Census Bureau, the city has a total area of 30.9 square miles (80 km2), of which 99.91% is land and 0.09% is water. As of the 2020 census, the population of Beaumont was approximately 53,000 people. The city is known for its beautiful parks, hiking trails, and outdoor recreational activities, as well as its close proximity to popular destinations such as Palm Springs, Joshua Tree National Park, and Big Bear Lake.



2023 Summary	
Population	55,008
Households	19,560
Median Age	39.4
Median Household Income	\$91,983
Average Household Income	\$103,658
2028 Summary Est.	
Population	66,570
Households	22,490



**FOR MORE INFORMATION CONTACT:**

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